



# **Braddock Implementation Advisory Group Meeting #16**

May 11, 2015

7:00pm

Charles Houston Recreation Center

# Meeting Agenda

- Welcome and Introductions
  - New Members
- Follow-Up Items from Prior IAG Meeting
- 1-Acre Community Park Design Process
- Fayette Streetscape Project
- Development & Retail Update
- ARHA Update
- Braddock Gateway Development Project
- Other Business

# Developer Contributions

REVENUE: DEVELOPER CONTRIBUTIONS					
Development Project	BMNP Open Space Fund (osf)	BMNP Community Amenities Fund (caf)	Affordable Housing Trust Fund (HTF) - Braddock Fund	TOTAL Contributions	Cash Received-to-Date
The Asher (621 Payne St)	\$210,781	\$90,969	\$374,000	\$675,750	\$675,750
The Belle Pre (800 N. Henry St)	\$360,524	\$155,025	\$460,000	\$975,549	\$975,549
The Bradley (1260 Braddock Place)	\$604,689	\$92,570	10 Units	\$697,259	\$697,259
Braddock Gateway: Phase 1 (1219 First St)	\$284,068	\$122,539	\$500,000	\$906,607	\$0
Braddock Gateway: Phase 2 (1100 N. Fayette St)	\$419,537	\$121,633	\$500,000	\$1,041,170	\$0
<b>TOTAL</b>	<b>\$1,879,600</b>	<b>\$582,736</b>	<b>\$1,834,000</b>	<b>\$4,296,335</b>	<b>\$2,348,558</b>

AVAILABLE FUNDS: ALL	
BMNP Open Space Fund (osf) <sub>2</sub>	\$965,213
BMNP Community Amenities Fund (caf) <sub>3</sub>	\$338,564
Housing Trust Fund <sub>4</sub>	\$834,000
Capital Improvement Program Funds (CIP) <sub>5</sub>	\$339,000
<b>TOTAL</b>	<b>\$2,476,777</b>

<sup>1</sup>The Asher open space contribution was deducted to fund the demolition of 600 N. Henry Street for Interim Open Space

# Interim Open Space Cost Summary

- **Budget Components for 600 North Henry**
- Developer Contributions (Asher): \$210,000
- Rent from 600 N. Henry: \$301,800
- Total City Budget: \$511,800
  
- Donations solicited by City Staff:
- Site Furnishings Loans: \$30,000 (approximate value)
  
- **Expenditures**
- Total Demolition: \$254,800
  
- Total Park Improvements: \$226,600
- **Per-Square Foot Costs \*\*: \$10/sf**

# 1-Acre Community Park Design Process

## *Why Are We Doing This?*

- Demonstrate City's commitment to 1-acre park
- Allow the park design to influence the private development
- Provide an incentive for development
- Ensure that the park reflects the intent of the Braddock Metro Neighborhood Plan
- Position ourselves to be ready when USPS disposes of property

# 1-Acre Community Park Design Process

- The Braddock Metro Neighborhood Plan recommends a one-acre park on the 600 block of North Henry Street (Wythe St. Post Office block);
- In 2010, the City acquired a ½ acre parcel at 600 North Henry Street; currently the Interim Open Space;
- The City's Capital Improvement Program (CIP budget) provided funding for hiring a design consultant for the one-acre park, and the landscape design firm Andropogon Associates was recently hired through a competitive selection process.

# 1-Acre Community Park Design Principles

## *Park Priorities/Design Requirements*

- Overall intent is to serve the neighborhood public park and open space needs
- Simplicity – defined as a clarity and coherence in design
- Provide significant green areas with seating
- Park space should be overtly public
- Don't replicate nearby parks in design or program
- Maximize the visibility of the park and uses, while providing a buffer from Route 1
- Multi-generational
- Reinforce the safety and security of park users and neighbors, particularly through
- Pedestrian lighting
- Park should assist the success of retail and vice versa

# 1-Acre Park Principles

## Park Considerations / Secondary Requirements

- Provide a gathering or event area with flexible / multiple uses
- Utilize sustainable methods and approaches, including maintenance considerations
- Integrate elements of the local history and art into the design, subtle in expression
- Accommodate multiple functions in the majority of spaces and features
- Potential water feature, blended with overall design, not as a focal element, natural, white noise
- Incorporate non-traditional play areas
- Pet smart, without designated pet areas



# Fayette Streetscape Project





# Fayette Streetscape Project



# Development Update

- Old Town Commons
- The Bradley
- Durant Center/Playgrounds





# Retail Update

- **The HENRY: FULLY LEASED**
  - Accessible Patient Care – (Urgent Care) is under construction – likely 3 months from opening
  - Dr. Calligan – Dentist - Open
  - Capital Chiropractor - Open
- **BELLE PRE: FULLY LEASED**
  - Nail Salon is opening between Sugar Shack and Lost Dog Café.
- **THE ASHER: 1,500sf to Lease**
  - Broker (Melissa Webb) indicated that the use could be anything but a full service restaurant because it is not vented.
- **MASON SOCIAL** – Opened in the former Esmerelda's restaurant.

